

Redmond Shoreline Master Program Update

Shoreline Regulations

May 2004

20D.150 Shoreline Master Program

20D.150.10 Scope and Purposes

20D.150.10-010 Scope and Applicability

The requirements of this chapter apply to uses, activities, and development within shoreline jurisdiction. All uses, activities, and development within shoreline jurisdiction, including those exempt from the requirement to obtain a shoreline permit, shall comply with Chapter 90.58 RCW, the Shoreline Management Act, Chapter 173-26 of the Washington Administrative Code or its successor, and the policies and regulations of the Redmond Shoreline Master Program.

20D.150.10-020 Purposes

The Redmond Shoreline Master Program has the following purposes:

- (1) To protect the waters of state and the fish and wildlife that depend on those waters from adverse impacts.
- (2) To protect the public's right to access and use the surface waters of the state.
- (3) To protect the aesthetic qualities of the natural shorelines of the state to the greatest extent feasible consistent with the overall best interest of the state and the people generally.
- (4) To design and carry out allowed uses in a manner that minimizes, as far as practical, damage to the ecology and environment of shoreline areas and the public's right to access and use the shorelines.
- (5) To provide for the restoration of the shorelines, which are among the state's most valuable and fragile natural resources.

- (6) To provide for the recovery of fish and wildlife that use the shorelines and that have been endangered or threatened and that can be expected to recover within Redmond.
- (7) To encourage uses of the shorelines that are in the best interest of the public.
- (8) To prepare a concerted and coordinated plan for the shorelines taking into account local, state, and federal interests to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.
- (9) To carry out the Shoreline Management Act, Chapter 90.58 RCW, and implementing regulations adopted by the state.
- (10) To help fulfill the city's responsibilities under the Public Trust Doctrine.

20D.150.20 Shoreline Jurisdiction

The following areas of Lake Sammamish, the Sammamish River, Bear Creek, and Evans Creek shall be within shoreline jurisdiction:

(1) Lake Sammamish:

Lake Sammamish, its underlying land, associated wetlands and all areas within the one percent numerical probability floodplain (100-year floodplain) as defined by the most recent Federal Emergency Management Agency map or study, together with those lands extending landward 200 feet from the ordinary high water mark of Lake Sammamish.

(2) Sammamish River:

The Sammamish River and all lands extending landward 200 feet from the ordinary high water mark of the Sammamish River

(3) Bear Creek and Evans Creek:

Bear Creek and Evans Creek where the mean annual flow is 20.0 cubic feet per second or greater and the land underlying the creek in those areas, associated wetlands, and the following areas:

(a) West of Avondale Road:

Those lands extending landward 200 feet from the ordinary high water mark on both sides of the creek.

(b) East of Avondale Road:

(i) North side of creeks:

All lands extending landward 200 feet from the ordinary high water mark plus all areas within the one-percent numerical probability floodplain (100 year floodplain) as defined by the

most recent Federal Emergency Management Agency map or study or best available data. Within the Friendly Village Mobile Home Park property, the shoreline jurisdiction shall comprise of those lands extending 200 feet from the ordinary high water mark on both sides of the creek.

(ii) <u>South side of creeks</u>: Those lands extending landward 200 feet from the ordinary high water mark.

20D.150.30 Shoreline Master Program & Relationship to Other Policies and Regulations

20D.150.30-010 Shoreline Master Program

- (1) Shoreline Master Program Policies. The following policies shall constitute the Redmond Shoreline Master Program policies:
 - (a) Comprehensive Plan Shoreline Master Program Chapter.
 - (b) Comprehensive Plan Conservation and Natural Environment Element Chapter policies NE-24 though NE-39, NE-45 through NE-69, NE-86 and NE-89A.
 - (c) Comprehensive Plan Parks and Recreation Element Chapter policies PR-14B and PR-14C.
- (2) Shoreline Master Program Regulations. The following regulations shall constitute the Redmond Shoreline Master Program development regulations:
 - (a) RCDG 20D.150, Shoreline Regulations
 - (b) RCDG 20D.140, Sensitive Areas Ordinance
 - (c) RCDG 20D.45, Dredging
 - (d) RCDG 20A.20, *Definitions* Those specific to shoreline and so noted in their definitions.
 - (e) RCDG 20C Regulations: Agriculture, Urban Recreation, Residential, City Center, Commercial and Industrial Zones Those sections of the site requirements charts (and associated footnotes) establishing maximum height in the shoreline jurisdiction and waterfront building setbacks along Lake Sammamish, plus the following subsections specific to shoreline development:
 - (i) 20C.30.25-040(5)(a)
 - (ii) 20C.30-050(2)(ii)
 - (iii) 20C.30.25-060(2)
 - (iv) 20C.30.25-080(3)(c)
 - (v) 20C.30.25-080(5) through (6)
 - (vi) 20C.30.25-130(3)
 - (vii) 20C.60.25-060(4)
 - (f) RCDG 20D.170, *Special Uses* The following subsections specific to shoreline development:
 - (i) 20D.170.15-020(2)(a)

- (ii) 20D.170.15-030(2)
- (iii) 20D.170.40-030(5)
- (iv) 20D.170.45-050(2)(b)
- (v) 20D.170.45-060(2)(a) and (f)
- (vi) 20D.170.65-020
- (g) RCDG 20F, *Administration and Procedures* All of the subsections relating to shorelines, specifically:
 - (i) 20F.10.30-090
 - (ii) 20F.10.50-090(2)(c)
 - (iii) 20F.10.50-090(3)
 - (iv) 20F.30.25-030(2)(b)
 - (v) 20F.30.30-030(a)
 - (vi) 20F.30.35-030(1)(a) and (b)
 - (vii) 20F.30.35-070(2)
 - (viii) 20F.30.40-020(3)(a)(xi)
 - (ix) 20F.30.40-030
 - (x) 20F.30.40-100(2)
 - (xi) 20F.30.40-105(4)
 - (xii) 20F.40.30-100
 - (xiii) 20F.40.120
- (3) In addition to the policies and regulations adopted by reference, the following policies and regulations address shoreline issues but are not part of Redmond's Shoreline Master Program:
 - (a) Policies
 - (i) Comprehensive Plan Conservation and Natural Environment Chapter Element policy NE-87.
 - (ii) Comprehensive Plan Utilities Chapter Element policy UT-17
 - (iii) Comprehensive Plan Parks and Recreation Chapter Element policies PR-19 and PR-21.
 - (b) Regulations
 - (i) RCDG 20D.40, Design Standards

20D.150.30-020 Relationship to Other Policies and Regulations

- (1) The shoreline regulations contained in this chapter shall apply as an overlay and in addition to zoning, land use regulations, development regulations, and other regulations established by the City.
- (2) In the event of any conflict between these regulations and any other regulations of the City, the regulations that provide greater protection of the shoreline natural environment and aquatic habitat shall prevail.
- (3) Shoreline Master Program policies are directly enforceable. All uses, activities, and development within shoreline jurisdiction shall comply with

the policies. The policies may be the basis for development conditions and decisions to approve or deny an application.

20D.150.40 General Regulations

20D.150.40-010 Regulations of General Application.

- (1) The location, design and management of all shoreline uses and activities shall protect the quality and quantity of surface and groundwater on the site and adjacent to the site. All Federal and State water quality and effluent standards shall be met.
- (2) All shoreline uses and activities shall be located and designed in a manner that minimizes adverse impacts to natural shoreline resources, wildlife habitat, and fish and other aquatic habitat.
- (3) Where specific regulations for a proposed use or activity are not provided in the Community Development Guide, uses and activities shall utilize best management practices to minimize any adverse impacts to water quality and natural shoreline resources.
- (4) Disruption of natural shoreline resources, including clearing and grading, tree removal, and erosion protection, shall be the minimum necessary to accommodate the permitted use or activity.
- (5) In evaluating permit applications for proposed uses and activities within the shoreline, the City shall give due consideration to the long-term and regional effects of the proposal on natural shoreline resources and the ability of future generations to enjoy and use the shoreline.
- (6) Where the provisions of the Community Development Guide conflict, the more restrictive of the provisions shall apply unless specifically stated otherwise.

20D.150.50 Shoreline Environments

20D.150.50-010 Shoreline Environment Designations

The Redmond Comprehensive Plan designates shoreline environments for each area within shoreline jurisdictions. The shoreline environments are established by Policy SF-1 and designated on the Shoreline Environments Map. Classifying a given shoreline into distinct environments provides a means of assessing the different land use and environmental characteristics of the shoreline, thus providing the foundation for shoreline policies and regulations.

20D.150.50-020 Allowed and Prohibited Uses and Activities in Shoreline Environments

- (1) The Shoreline Management Act and its implementing regulations provide that if a use is not listed in the Shoreline Master Program, it may be allowed through a Shorelines Conditional Use Permit application (WAC 173-26-240 (2) (b) and WAC 173-27-160). Shoreline uses, activities, or conditions listed as prohibited shall not be authorized through a variance, special use permit, conditional use permit, or any other permit or approval.
- (2) The Redmond Community Development Guide contains special provisions for certain uses and activities that may occur within the shoreline jurisdiction. Special standards for these uses and activities are in the Development Guide sections listed in RCDG 20D.150.50-030, *Uses and Activities in Shoreline Environments*. Only those provisions listed in RCDG 20D.150.30-010(2), *Shoreline Master Program*, are adopted by reference as part of the City of Redmond Shoreline Master Program.
- (3) Shoreline modification activities shall support an allowed shoreline use that complies with the requirements of the Shoreline Master Program. Except as otherwise provided, all shoreline modification activities not associated with a legally existing or approved shoreline use are prohibited.

20D.150.50-030 Uses and Activities in Shoreline Environment

(1) Explanation of Uses' Table

Table 1 identifies uses and activities and defines whether those uses are prohibited, permitted by application for exemption or shoreline substantial development permit, or permitted by a Shoreline Conditional Use Permit. The following symbols apply:

- (a) "X" means that the use or activity is <u>prohibited</u> in the identified Shoreline Environment.
- (b) "P" means that the use or activity may be permitted by approval of the City of Redmond through a Letter of Shoreline Exemption (RCDG 20F.40.120-040(5) or through a Shoreline Substantial Development Permit (RCDG 20F.40.120-040(2)).
- (c) "C" means that the use or activity may be permitted by approval of the City of Redmond and Department of Ecology through a Shoreline Conditional Use Permit (RCDG 20F.30.40 and 20F.40.120). Uses that are not specifically prohibited under Table 1 or under RCDG 20D.150.50-030(2) may be authorized through a Shoreline Conditional Use Permit.

(d) Shoreline Variances (RCDG 20F.30.40 and 20F.40.120) are intended only to grant relief from specific bulk, dimensional or performance standards in the Shoreline Master Program, NOT to authorize shoreline uses and activities. They are therefore not included in Table 1, pages 7-8.

Note that a project exempt from a Shoreline Substantial Development Permit may still require a Shoreline Conditional Use Permit or Shoreline Variance.

(2) Prohibited Uses

- (a) General. Uses identified under (b) are specifically prohibited in all Shoreline Environments. Shoreline uses, activities, or conditions listed as prohibited shall not be authorized through a variance, special use permit, conditional use permit, or any other permit or approval.
- (b) Prohibited Uses in all Shoreline Environments: The following uses are prohibited and subject to (a):
 - (i) Agriculture and Resource Management: Hunting, trapping¹, Mining and guarrying, and In-water structures;
 - (ii) Utilities: Solid waste landfill or transfer station;
 - (iii) Transportation Facilities: Helicopter landing facilities², Primary use parking & regional transit facilities, Expressways, Railroads³, Towing operators & auto impoundment, Truck terminals, railroad yards;
 - (iv) Manufacturing and Industrial: Hazardous waste (primary), and In-water structures;
 - (v) Commercial, Wholesale, Retail: Commercial marinas, piers & docks, Drive-in theatre, Off-premise signs, billboards⁴, In-water structures, Hazardous waste (primary);
 - (vi) Residential: Floating homes; and
 - (vii) Recreational: Golf driving range.
- (3) Relationship to Other Regulations
 In cases where there is a conflict among the various sections of the
 Redmond Community Development Guide and the following table, the
 regulation that provides the greatest protection to the Shoreline
 Environment shall take precedent. The permits identified in this table
 relate to a proposal occurring within the jurisdiction of the Shoreline
 Management Act. Other permits and approvals may be required by the
 City of Redmond and by state and federal agencies with jurisdiction.. See

¹ Does not include fishing, or hunting and trapping authorized by local, state or federal agencies for the purposes of wildlife management or scientific research.

² Does not include emergency medical airlift.

³ Grade crossings, signaling, underpasses and overpasses only. New railroad corridors are prohibited.

⁴ Real estate and political signs are allowed subject to provisions of RCDG 20D.160, Signs.

the land use chart for the zoning district in which a proposal is located. Special restrictions may apply to some uses, please refer to RCDG 20D.170, Special Uses Regulations for details.

<u>Table 1</u> <u>Shoreline Environments, Permitted Uses & Activities Chart</u>

USES &	SHORELINE ENVIRONMENT									
ACTIVITIES	Aquatic	Natural	Urban Conser- vancy	Low Intensity	Shoreline Residen- tial	High Intensity /Mixed Use				
AGRICULTURE & RESOURCE MANAGEMENT										
Agriculture	X	X	P	P	P	P				
Aquaculture	P	X	X	X	P	P				
Nurseries, tree farms	X	X	P	P	P	P				
Equestrian & livestock facilities	X	X	C	C	C	C				
Animal kennels	X	X	X	P	P	P				
UTILITIES										
Water-dependent utilities (e.g. outfalls)	P	P	P	P	P	P				
Accessory utilities, except stormwater	X	X	P	P	P	P				
conveyance facilities										
Stormwater conveyance facilities	P	P	P	P	P	P				
accessory to a principle use										
Utilities: Substations and Storage	X	X	X	X	P	P				
Utility lines attached to existing bridge	X	P	P	P	P	P				
structures and underground lines										
Under-water or over-water crossings	P	P	P	P	P	P				
8										
Broadcast and Relay Towers	X	X	X	X	P	P				
Other non-commercial wireless	X	X	X	X	P	P				
communication facilities	71	11	11	11	1	1				
TRANSPORTATION FACILITIES										
Bridges: autos, railroads	X	X	P	P	P	P				
Bridges: pedestrian, bicycle, equestrian	X	P	P	P	P	P				
Private non-commercial, float plane	P	X	X	P	P	X				
landing & mooring facilities on Lake	1	Λ	Α	1	1	Α				
Sammamish Only										
Accessory parking to a use permitted in the	X	X	X	P	P	P				
designated shoreline environment	Λ	Λ	Α	1	1	1				
Principal arterials	X	X	X	X	X	P				
Connectors	X	X	X	X	P	P				
New railroad facilities (other than bridges)	X	X	X	X	X	P				
for rail corridors existing on the effective	Λ	Λ	Λ	A	Λ	1				
date of this code.										
MANUFACTURING/INDUSTRY										
Light industrial & manufacturing	X	X	X	X	X	P				
development	Λ	Λ	Α	A	Λ	1				
Ports & water-related industry	P	X	X	X	X	P				
Outdoor storage	X	X	X	X	X	P				
Hazardous waste, incidental	X	X	X	X	X	P				
COMMERCIAL, WHOLESALE, RETAI		Λ	Λ	Λ	Λ	1				
Commercial, wholesale, retail development	X	X	X	X	X	P				
Water-enjoyment commercial uses	X	X	X	X	P	P P				
			P	P	P	P				
Produce or handers for stands up to 120s f	X X	X	<u>Р</u> Р	P	P					
Produce or handcrafts stands up to 120s.f.						P				
Car-top boat rentals	X	X	P	P	P	P				

USES &	SHORELINE ENVIRONMENT							
ACTIVITIES	Aquatic	Natural	Urban Conser- vancy	Low Intensity	Shoreline Residen- tial	High Intensity /Mixed Use		
Automobile, boat, recreational vehicle	X	X	X	X	X	P		
sales, rentals, repairs								
Outdoor advertising	X	X	X	X	X	P		
Outdoor storage and outdoor bulk sales	X	X	X	X	X	P		
RESIDENTIAL	77							
Residential development, except floating	X	C	С	С	P	P		
homes	D	37	37	D	D	D.		
Boathouses	P	X	X	P	P	P		
RECREATIONAL	v	v	P	l D	n	D		
Water-oriented recreational development	X	X	Р	P	P	P		
(e.g. interpretive center, park) Non-water oriented recreational	X	X	X	P	P	P		
development	Λ	Λ	Λ	P	P	P		
Water-dependent recreation (e.g.	P	X	P	P	P	P		
swimming, fishing)	1	Λ	1	1	1	1		
Recreational marinas	X	X	X	P	P	X		
Residential piers, docks, floats, and	P	X	C	P	P	P		
boatlifts	1	71	C	1	1	•		
Private over water structures, incl.	P	X	X	P	P	X		
boathouses (except piers, docks, floats)								
Public piers, docks, fishing/viewing	P	P	P	P	P	P		
platforms, & boardwalks								
Non-motorized boating	P	X	P	P	P	P		
Boat ramps (for non motorized)	P	X	P	P	P	P		
Motorized boating	P	X	P	P	P	P		
Boat ramps (for motorized)	P	X	X	P	P	P		
Trails	X	P	P	P	P	P		
Public Access	P	P	P	P	P	P		
INSTITUTIONAL & RELIGIOUS								
Churches, temples, synagogues	X	X	X	X	X	P		
Other institutional	X	X	X	X	X	P		
OTHER ACTIVITIES								
Habitat conservation & restoration	P	P	P	P	P	P		
Shoreline protective structures	X	X	X	X	P	X		
Fill & excavation, clearing & grading	C	X	С	P	P	P		
Fill & excavation for water-dependent use,	P	С	P	P	P	P		
bridge or public access		_						
Dredging	P	P	P	P	P	P		
Water withdrawals and diversions	P	P	P	P	P	P		
Flood control structures and activities	P	C	P	P	P	P		
Environmental & cultural interpretation;	P	P	P	P	P	P		
scientific research; cultural access				<u> </u>				

20D.150.50-040 Use Regulations

- (1) Agriculture and Resource Management
 - (a) Structures for feeding, housing, training and caring for livestock shall be located outside the stream buffer as required under Section 20D.170.15.030 (2). This also applies to accessory structures.
 - (b) Lighting for agriculture and resource management uses shall be consistent with Section 20D.150.120.
 - (c) Parking shall be consistent with Section 20D.150.140.
 - (d) Signs shall be consistent with Section 20D.150.150.

(2) Utilities

Utilities use regulations are found in Section 20D.150.160, Utilities Within Shorelines.

- (3) Transportation Facilities
 - (a) Locate transportation facilities away from the water body unless no feasible alternative exists.
 - (b) Design and landscape transportation facilities to avoid or minimize impacts to existing land uses, shoreline views, public access, and the natural environment.
- (4) Manufacturing and Industrial Uses
 - (a) Design, locate and manage these uses to prevent significant adverse impacts on water quality, fish and wildlife habitat, and the environment.
 - (b) Design, locate, and manage these uses to minimize impacts to existing or future planned public access and visual access.
 - (c) Shoreline buffers and setbacks are established in Section 20D.150.60, Shoreline Buffers and Setbacks.
 - (d) Tree protection requirements per Section 20D.150.110-010 shall be met.
 - (e) Landscaping and screening requirements per Section 20D.150.110-020 shall be met.
 - (f) Lighting shall be consistent with Section 20D.150.120.
 - (g) Parking facilities are prohibited with shoreline buffers. Parking regulations established in Section 20D.150.140 shall be met.
 - (h) Signs within the shoreline jurisdiction shall be orientated away from, or screened from public shoreline areas and shall minimize glare into fish and wildlife habitats, buffers, shoreline views, and public access areas consistent with Section 20D.150.150.
- (5) Commercial, Wholesale, and Retail Uses

- (a) Design, locate and manage these uses to prevent significant adverse impacts on water quality, fish and wildlife habitat, and the environment.
- (b) Design, locate, and manage these uses to minimize impacts to existing or future planned public access and visual access.
- (c) Shoreline buffers and setbacks are established in Section 20D.150.60, Shoreline Buffers and Setbacks.
- (d) Tree protection requirements per Section 20D.150.110-010 shall be met.
- (e) Landscaping and screening requirements per Section 20D.150.110-020 shall be met.
- (f) Lighting shall be consistent with Section 20D.150.120.
- (g) Parking facilities are prohibited with shoreline buffers. Parking regulations established in Section 20D.150.140 shall be met.
- (h) Signs within the shoreline jurisdiction shall be orientated away from, or screened from public shoreline areas and shall minimize glare into fish and wildlife habitats, buffers, shoreline views, and public access areas consistent with Section 20D.150.150.

(6) Residential Uses

- (a) Structures above grade, other than those related to water use (such as docks, piers, and boathouses) shall be set back a minimum of 35 feet from the ordinary high water mark. This setback may be reduced consistent with Section 20D.150.60-020. Lake Sammamish Setback.
- (b) Shoreline buffers per Section 20D.150.60-010 apply along the Sammamish River, Bear Creek and Evans Creek.
- (c) Residential in-water structures are regulated under Section 20D.150.70.
- (d) Tree protection per Section 20D.150.110 shall be met.
- (e) Vegetation management per Section 20D.150.170 shall be followed.

(7) Recreation

- (a) Design parks and recreational developments to be compatible with adjacent shoreline uses, and to protect fish and wildlife habitats.
- (b) Utilize maintenance procedures that ensure protection of water quality and minimizes wildlife and vegetation disturbance.
- (c) In-water structures are regulated under Section 20D.150.70.
- (d) Shoreline access is established in Section 20D.150.180.
- (8) Institutional and Religious Uses

- (a) Design, locate and manage these uses to prevent significant adverse impacts on water quality, fish and wildlife habitat, and the environment.
- (b) Design, locate, and manage these uses to minimize impacts to existing or future planned public access and visual access.
- (c) Shoreline buffers and setbacks are established in Section 20D.150.60, Shoreline Buffers and Setbacks.
- (d) Tree protection requirements per Section 20D.150.110-010 shall be met.
- (e) Landscaping and screening requirements per Section 20D.150.110-020 shall be met.
- (f) Lighting shall be consistent with Section 20D.150.120.
- (g) Parking facilities are prohibited with shoreline buffers. Parking regulations established in Section 20D.150.140 shall be met.
- (h) Signs within the shoreline jurisdiction shall be orientated away from, or screened from public shoreline areas and shall minimize glare into fish and wildlife habitats, buffers, shoreline views, and public access areas consistent with Section 20D.150.150.

20D.150.60 Shoreline Buffers and Setbacks

20D.150.60-010 Shoreline Buffers.

- (1) Stream buffers for the Shorelines of the State are established for the Sammamish River, Bear Creek, and Evans Creek as follows:
 - (a) Sammamish River:
 - North of Puget Sound Energy powerline crossing: 150-foot inner buffer plus a 50-foot outer buffer
 - South of Puget Sound Energy powerline crossing: 150-foot buffer
 - (b) Bear Creek:
 - West of Avondale Road: 150-foot buffer
 - East of Avondale Road: 150-foot inner buffer plus a 50-foot outer buffer
 - (c) Evans Creek: 150-foot inner buffer plus a 50-foot outer buffer
- (2) Maximum clearing and grading within the outer 50-foot buffer is 35% of the outer buffer area. Nothing in this provision shall be construed to require remediation of existing situations where the current clearing and grading is in excess of 35%.
 - No effective impervious surfaces may be created within this area.
- (3) Buffer averaging may be applied to the inner buffer. The following provisions apply to the inner 150-foot buffer:

- (a) The width of the inner buffer shall not be reduced below 75% of the required inner buffer width at any point;
- (b) Encroachment shall not occur into the buffer of an associated wetland;
- (c) The area of the inner buffer after averaging shall be equivalent to the area of the inner buffer prior to averaging;
- (d) There is a net improvement in overall buffer ecological functions; and
- (e) Averaging shall not preclude the opportunity for future recovery of structure and function.
- (4) The following activities are permitted within all buffer areas:
 - (a) Stormwater conveyance systems;
 - (b) Trails subject to the Public Access policies and regulations of the Shoreline Master Program; and
 - (c) Those exemptions identified under Section 20D.140.030, Exemptions, of the Sensitive Areas Ordinance.
- (5) Businesses currently located in the stream setbacks may continue to operate. A non-conforming use may be expanded provided the expansion does not create significant additional impacts to the shoreline. Non-conforming structures may be maintained and repaired and may be enlarged or expanded provided said enlargement does not extend the structure closer to the shoreline..
- (6) The Reasonable Use Provision of the Sensitive Areas Ordinance may be applied to properties when severely constrained due to these buffer provisions.

20D.150.60-020 Lake Sammamish Setback.

The waterfront-building setback along Lake Sammamish shall be a minimum of 35 feet. The building setback can be reduced to 20 feet if the setback area is revegetated with primarily native vegetation. Establishment of a tree canopy is encouraged. No constructed structures other than those required for waterfront access/docks are allowed within the 20-foot setback. New development adhering to the 35-foot setback and/or reconstruction that involves greater than 50% the value of existing improvements shall be required to plant 50% of the area in the minimum 20 foot building setback with native vegetation.

20D.150.60-030 Buffer and Setback Measurements

Shoreline buffers and waterfront-building setbacks are measured from the ordinary high water mark.

20D.150.70 In-Water Structures

20D.150.70-010 Purpose.

The purpose of this chapter is to implement the policies of RCDG Title 20B, Goals, Policies and Plans, and to provide standards and guidelines for the location and design of docks, marinas, boat launches, and similar in-water structures that have the potential to adversely impact natural shoreline resources.

20D.150-70-020 Applicability.

- (1) All in-water structures shall comply with the standards of this chapter.
- (2) Sensitive Areas Restrictions. In-water structures are also subject to the requirements of RCDG 20D.140.10-180, Alteration of Wetlands, and RCDG 20D.140.10-190, Alteration of Streams.

20D.150.70-030 Permitted In-Water Structures.

- (1) In-water structures shall be allowed for the following purposes only:
 - A water-dependent use; provided that proposals for new in-water structures demonstrate that the use cannot reasonably be accommodated by an existing in-water structure or mooring buoy;
 - (b) Public access;
 - (c) Enhancement of fish or wildlife habitat, or water-quality enhancement;
 - (d) Construction of crossings for public roads, bikeways or trails, provided the installation complies with the additional standards of RCDG 20D.140.10, Sensitive Areas.
- (2) Restricted Locations. In-water structures shall be located away from critical habitat areas and public access facilities as follows:
 - (a) In-water structures shall not be located in salmon and steelhead spawning areas or freshwater clam beds.
 - (b) Marinas, boat ramps, float plane facilities and community boat docks shall be located a minimum of 100 feet from critical wildlife nesting areas, natural lake beaches, and Type I and II wetlands. Greater buffers may be required pursuant to RCDG 20D.140.10-110, Wildlife Habitat Area Buffers.
 - (c) Marinas, motorized boat ramps, floatplane facilities, and private docks or piers shall be located a minimum of 100 feet from a public swimming beach.
 - (d) Marinas and boat ramps are prohibited on Bear and Evans Creeks.
 - (e) Floats are allowed on Lake Sammamish only.

20D.150.70-040 General Design Requirements for In-Water Structures.

- (1) Proposals for in-water structures shall provide a pre-construction habitat evaluation, including an evaluation of salmon and steelhead habitat, freshwater clam habitat, and critical wildlife habitat, and a post-construction monitoring plan.
- (2) Proposals for in-water structures shall mitigate adverse impacts to fisheries, aquatic and wildlife resources, shoreline and native aquatic vegetation, and impacts to other natural shoreline systems. Mitigation may include, but is not limited to, joint use of existing structures, open decking on piers, replacement of non-native vegetation, installation of in-water habitat features, or restoration of shallow water habitat. All proposals for in-water structures, except for single-family residential docks and piers, shall, at a minimum, meet the requirements of RCDG 20D.140.10-270, Wetlands and Streams Performance Standards.
- (3) Protection of Vegetation.
 - (a) In-water structures shall be designed and located to minimize shading of native aquatic vegetation. Removal of shoreline, riparian and aquatic vegetation shall be limited to the minimum extent necessary to construct the project. All upland and aquatic areas disturbed by construction shall be replanted with native vegetation.
 - (b) In-water structures shall include the installation of native aquatic plants, such as hardstem bullrush (*Scirpus acutus*), below the ordinary high water mark to a minimum width of 10' to mitigate the effects of introduced structures on wave action and erosion.

Significant trees shall be protected and replaced adjacent to the water body, pursuant to RCDG 20D.150.110, Tree Protection, Landscaping and Screening Within Shorelines.

- (4) New or replacement in-water structures shall be designed and located such that natural hydraulic and geologic processes, such as erosion, wave action, or floods will not necessitate the following:
 - (a) Reinforcement of the shoreline or stream bank with new bulkheads or similar artificial structures to protect the in-water structure;
 - (b) Excessive dredging; or
 - (c) Dredging in salmon and steelhead spawning areas. Replacement of in-water structures shall include proper removal of abandoned or other manmade structures and debris.
- (5) All in-water structures shall be designed to allow for the free passage of water and fish.
- (6) In-water structures are not subject to the waterfront setbacks or building setbacks otherwise provided for in the Community Development Guide. Specific types of in-water structures are subject to side property line setbacks as identified in the specific sections that follow.

- (7) In-water structures shall not interfere with the public's right of navigation. Where in-water structures are located adjacent to public piers, public beaches, or other public open space, such structures shall provide or enhance public access commensurate with the scale of the project's impacts to public access.
- (8) In-water structures shall be designed to minimize aesthetic impacts to the shoreline, and to avoid encroachment into shoreline view corridors. Inwater structures, excluding mechanical equipment associated with watercraft, shall consist of nonreflective or low-reflective material.
- (9) Bulk storage of gasoline, oil and other petroleum products over the water or in the water is prohibited.

20D.150.70-050 Piers, Docks and Floats.

Where new or replacement piers, docks, floats or boardwalks are allowed, they shall meet the following additional conditions:

- (1) Demonstrated Need.
 - (a) Where a proposed pier or dock is located within 100 feet of an existing pier or dock, the proposal shall demonstrate that a combined or shared facility is not available or feasible, or would not serve to reduce environmental impacts to shoreline resources. This shall not apply to piers and docks accessory to single family residences. Easements or covenants assuring joint use and specifying maintenance responsibility shall be provided with a joint application.
 - (b) The proposal shall demonstrate that other means, such as floating moorage buoys or boat lifts, cannot accommodate the use or are not available or are infeasible.
- (2) Number of Piers.
 - (a) No lot shall have more than one pier, dock or float structure, except as provided below:
 - (i) An additional pier, dock or float structure is allowed where such structure is open to, and accessible to the public. Each pier and float structure shall meet the length, width, height and area restrictions specified in this section.
 - (ii) A residential lot may include one float.
 - (b) Finger piers supported by pilings are prohibited. Finger floats or docks are allowed.
 - (c) Community or joint use docks shall include no more than one moorage space per dwelling unit or lot.

- (3) Floats. Where allowed, residential floats or over-water platforms may not exceed 60 square feet in area, except that where a lot does not have a pier or dock, floats may not exceed 80 square feet. Floats and over-water platforms must be located no closer than five feet from a property line, and no further waterward than the waterward extent of the primary pier or dock, or than the point where the water depth reaches 13 feet, whichever is less.
- (4) Maximum Coverage. The maximum total water coverage by piers. docks and floats per lot shall be as follows (see Figures 1 and 2):
 - In single-family residential zones: The lesser of 20 percent of the (a) area bounded by the line of ordinary high water, the waterward projection of the side property lines, and the waterward extremity of the pier projected parallel to the line of ordinary high water or 480 square feet. Small finger docks attached to the main pier and floats shall be included in this maximum area.
 - In multiple-family residential zones: The lesser of 25 percent of the (b) area bounded by the line of ordinary high water, the waterward projection of the side property lines, and the waterward extremity of the pier projected parallel to the line of ordinary high water or 960 square feet. Small finger docks attached to the main pier and floats shall be included in this maximum area.

80 30 ' OHWM

60 '

Figure 1: Maximum Pier Coverage Single Family Residential Zones

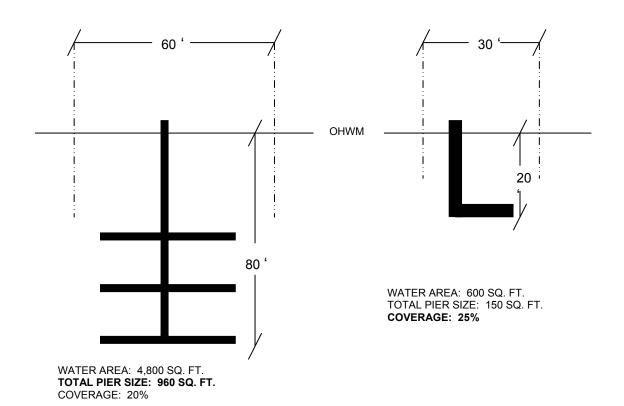
WATER AREA: 4.800 SQ. FT. TOTAL PIER SIZE: 480 SQ. FT.

COVERAGE: 10%

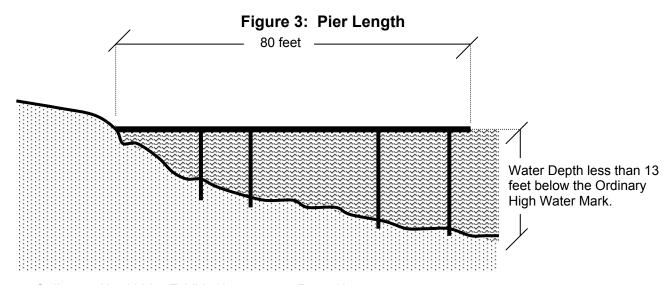
WATER AREA: 600 SQ. FT. TOTAL PIER SIZE: 120 SQ. FT.

COVERAGE: 20%

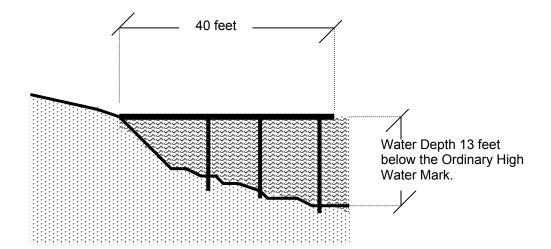
Figure 2: Maximum Pier Coverage Multi-Family Residential Zones



(5) Pier Length. The maximum pier or dock length from the shoreline shall be the lesser of 80 feet, or a length necessary to reach a water depth at the end of the pier of 13 feet below ordinary high water (see Figure 3).



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- (6) Pier Width. No pier or dock may exceed six feet in width. Floats may not exceed ten feet in width.
- (7) Pier Height.
 - (a) No pier or dock shall exceed four feet in height above ordinary high water.
 - (b) Railings, storage bins, signs, boat lifts and other features and structures accessory to piers, docks and floats shall have a height limit of four feet above the deck surface.
 - (c) Public access features accessory to a public pier or dock, such as seating areas or interpretive signs, shall not project more than four feet above the deck surface of a pier or dock, except that covered public shelters shall not exceed 12 feet in height above the deck surface.
 - (d) Skirting, decking lower than one vertical foot above ordinary high water, or similar structures around docks and floats are not allowed.
- (8) Pier Separation and Setbacks. No pier or dock shall be located closer than 25' from another pier or dock or the maximum distance possible from any adjacent dock or pier, whichever is less. The minimum setback from any side property line is ten feet, except that shared facilities may be located adjacent to or on both sides of a property line upon agreement of the affected property owners.
- (9) Any utility lines serving a pier or dock shall be located below the pier deck or underground.
- (10) Lighting for piers and docks shall be the minimum necessary to locate the dock at night, shall be designed to minimize glare, and shall incorporate cut-off shields or otherwise shall be directed downward toward the dock.

- Piers, docks and floats that are not lighted shall incorporate reflectors for nighttime visibility.
- (11) Pilings and Decking. Piers, docks and pilings shall minimize shading of the water and habitat for salmonid predators by minimizing piling and decking area, as follows:
 - (a) Piers shall use steel pin pilings where wave action and substrate allow. Piers using traditional pilings shall use the minimum number of pilings necessary to support the pier and maximize the distance between pilings.
 - (b) The decking of all piers and docks shall be designed to allow 50% light passage. This may be accomplished through grated decks, light prisms, or other means.
 - (c) Piers shall be designed to span, without pilings, aquatic areas where summer water depths range between 3.3 to 6.6 feet deep.
 - (d) Pier platforms shall be designed and located to avoid or reduce shallow water (less than nine feet deep) shading.
 - (e) Preferred construction techniques include vibratory pile drivers rather than conventional hammer pile drivers.
- (12) Wooden components that will be in contact with standing water or floodwaters shall not contain creosote, pentachlorophenol, or similar toxic substances. Use durable, non-toxic materials for wooden components protection.

20D.150.70-060 Marinas and Boat Launches.

- (1) Marinas in Publicly Owned Facilities. Marinas, boat ramps and boat launch sites located in publicly owned facilities such as parks must be available to the general public with no preference for private clubs or groups.
- (2) All proposals for marinas and boat launching facilities that may require periodic removal of aquatic vegetation shall provide a comprehensive aquatic vegetation management and monitoring plan.
- (3) Marinas and boat launching facilities shall be located no closer than 50 feet from another marina, boat launch, or dock.
- (4) Marinas, boat ramps and launching sites shall be designed and located according to the following criteria:
 - (a) They shall not interfere with existing in-water recreational activities;
 - (b) They shall not significantly damage fish and wildlife habitats; and
 - (c) They shall be aesthetically and functionally compatible with the shoreline area and nearby uses.

- (5) Boat launch ramps and vehicle access to the ramps shall be paved.

 Access to the ramp and parking for the ramp shall be located a sufficient distance from any frontage road to provide safe maneuvering of boats and trailers, and shall not be located through public beaches, or through critical habitat areas, including, but not limited to, Type I and II wetlands.
- (6) Boat launch ramps shall be designed to minimize areas of landfill or shoreline protective structures.
- (7) Covered moorage is prohibited.
- (8) Commercial marinas are prohibited.

20D.150.70-070 Water-Oriented Accessory Structures.

Accessory structures that are water-oriented and accessory to a shoreline or water-dependent use shall meet the following standards.

- (1) Water-oriented accessory structures are not subject to the waterfront building setbacks or side yard setbacks of the underlying zone (see RCDG 20C.30.25), unless otherwise noted below.
- (2) Boathouses and similar water-oriented structures may extend no further waterward than the ordinary high water line. Such structures shall meet the minimum side yard setback required in the underlying zone, unless they are a joint use facility that serves more than one adjoining waterfront lot.
- (3) Water-oriented accessory structures shall not exceed ten feet in height and 800 square feet in area. The area of such covered structures shall be included in the maximum lot coverage and impervious surface limits of the zone in which they are located.
- (4) Uncovered boat lifts and similar equipment or structures used for watercraft may be located waterward of the ordinary high water mark to the waterward limit of the associated pier or dock. Such structures associated with docks shall have a height limit of four feet above ordinary high water. Such structures associated with piers shall have a height limit of four feet above the deck of the pier. Where a boatlift is used in lieu of a pier, it may extend waterward to the ordinary high water mark, provided it meets the building height and setback requirements specified in subsection (1).
- (5) Joint Use Accessory Structures. Water-oriented accessory structures that serve more than one adjoining waterfront lot may be constructed with a zero side setback from the common boundary, provided that the owners of

such property enter into a reciprocal use agreement recorded with the King County Auditor.

20D.150.80 Shoreline Protective Structures

20D.150.80-010 Purpose.

The purpose of this chapter is to implement the policies of RCDG Title 20B, Goals, Policies and Plans, and to provide standards and guidelines for the location and design of bulkheads, levees and other shoreline protective structures that have the potential to adversely impact the shoreline natural environment.

20D.150.80-020 Permitted Shoreline Protective Structures:

- (1) New and replacement shoreline protective structures shall be allowed under the following circumstances only:
 - (a) A hydraulic analysis prepared by a licensed professional engineer demonstrates that shoreline stabilization is necessary to prevent damage to or loss of the following facilities, due to erosion or wave action, and no practicable alternative exists:
 - (i) Existing structures, where the structure is a single-family residence or where the fair market value of the structure to be protected equals or exceeds the construction cost of the shoreline protective structure;
 - (ii) Existing private roads and bridges;
 - (iii) Public roads and bridges;
 - (iv) Public Shoreline access facilities; or
 - (v) Raw land/property.
 - (b) Structures are necessary to protect or enhance water quality or aquatic habitat; or
 - (c) Structures are necessary to remedy an emergency situation; and
 - (d) Structures, except temporary emergency construction, comply with the requirements of 20D.150.80-020(2) through (3), and 20D.150.80-030, Design Requirements for Shoreline Protective Structures.
- (2) Shoreline protective structures shall not be located in salmon and steelhead spawning areas or freshwater clam beds, except under the following circumstances:
 - (a) A hydraulic analysis demonstrates that the protective structure will have no adverse impacts on long-term stream or lake hydraulics affecting salmon and steelhead spawning areas or freshwater clambeds:
 - (b) A biological inventory and analysis demonstrates that impacts to salmonids and freshwater clams are negligible; and

- (c) For non-structural solutions, the proposed measures are necessary to protect or rehabilitate eroding shorelines, and are designed to protect or restore water quality and aquatic habitat.
- (3) Shoreline protective structures shall not be allowed where they will result in any of the following:
 - (a) Increased or expanded residential development in undeveloped areas of the floodplain or upland of ecologically intact shorelines;
 - (b) Creation of dry land waterward of the ordinary high water mark of a lake, stream or wetland;
 - (c) Loss of significant flood storage capacity in the floodplain; or
 - (d) Deflection or constriction of flood flows to a degree which will result in significantly increased flood heights on unprotected properties.
- (4) Breakwaters and jetties are prohibited.

20D.150.80-030 Design Requirements for Shoreline Protective Structures.

- (1) All proposals for new and replacement shoreline protective structures, except those necessary to remedy an emergency situation, shall include all of the following:
 - (a) An evaluation by a licensed professional engineer or qualified geologist who has professional expertise about the region and local shoreline geology and processes of the hazard to be addressed, the need for the shoreline protective structure, and the feasibility of non-structural alternatives, such as the relocation of structures or biotechnical solutions, to address the particular hazard.
 - (b) A hydraulic analysis prepared by a licensed professional engineer that sufficiently describes the proposal's effects on stream or lake hydraulics, including potential increases in base flood elevation, changes in stream or wave velocity, changes in ground water movement, the potential for redirection of the normal flow or currents of the stream or lake, and potential for resultant erosion at other properties adjacent to the stream or lake.
 - (c) A biological inventory and analysis prepared by a professional biologist that sufficiently describes the proposal's effects on fisheries, aquatic life and wildlife.
 - (d) Where mitigation is required, a monitoring program pursuant to RCDG 20D.140.10-330, Monitoring Program and Contingency Plan.
- (2) Structural solutions to stabilize or reinforce shorelines shall not be allowed, unless it is demonstrated that planting of vegetation, biotechnical measures, relocation or re-design of affected structures, or other non-structural solutions are infeasible or ineffective in preventing or correcting

- significant erosion. This shall apply to new, replacement, repaired and emergency protective structures. Replacement or repair of bulkheads shall not be allowed except where it can be demonstrated that replacement with a non-structural solution is ineffective or infeasible.
- (3) Structures shall have no long-term detrimental effects on stream or lake hydraulics, including increased wave energy or erosion at other properties, or on fisheries, aquatic life and wildlife.
- (4) Shoreline protective structures shall be designed to the minimum size, height, bulk and extent necessary to remedy the identified hazard. Flood control dikes and levees shall be limited to the minimum height required to protect existing development in the floodplain from the design flood, as identified in the King County Flood Hazard Reduction Plan.
- (5) Methods selected for shoreline protection shall be appropriate for the length and configuration of the existing shoreline, erosional conditions at the site, the natural condition and habitat functions of the shoreline, and adjacent land uses, particularly single-family residences and public access.
- (6) Where structural solutions to shoreline protection are allowed, structures shall meet the following standards:
 - (a) Structures shall be located landward of the ordinary high water mark, except as provided below:
 - (i) Where a bulkhead exists, the toe of a replacement bulkhead shall not be located waterward of the toe of the existing bulkhead.
 - (ii) To the extent necessary to protect the toe of a slope with a gradient of 40% or greater, a bulkhead may extend waterward of the ordinary high water mark up to a maximum of six feet beyond the ordinary high water mark.
 - (iii) Flood control structures may extend waterward of the ordinary high water mark, but shall be located landward of the floodway and any wetlands associated with Class I streams or Lake Sammamish.
 - (b) Filling behind bulkheads shall be the minimum amount and extent necessary to install the protective structure. Fill material must be nondissolving and nondecomposing, and shall be free of materials that would be detrimental to water quality. The elevation of the existing shoreline in the vicinity of the protective structure shall not be raised more than four feet, except where necessary for an approved flood control structure such as a levee or dike.
 - (c) The existing contour of the natural shoreline shall be generally followed. Levees and dikes shall, where adjacent lands are within

- the same ownership or undeveloped, be set back from the ordinary high water mark to maintain natural bank gradients.
- (d) Vertical wall or solid slab bulkheads shall not be allowed, unless it is demonstrated that riprap bulkheading or an open structure is infeasible and ineffective. This shall apply to new, replacement, repaired and emergency protective structures. Structures shall be designed with a tiered or sloping face, or similar design measure to minimize the impact of wave action.
- (e) Riprap faces shall be constructed to a stable slope and shall be of a material of sufficient size to be stable. All riprap areas shall be interplanted with native shrubs and groundcover of native species or erosion-control grasses.
- (f) Rock used for shoreline protective structures shall be composed of clean, angular material of a sufficient size to prevent its being washed away. Rock used for toe protection shall be smooth, wellrounded gravel material suitable for use by spawning salmon and steelhead.
- (g) Structures shall incorporate the installation of native aquatic plants, such as hardstem bullrush (Scirpus acutus), below the ordinary high water mark to mitigate the effects of introduced structures on wave action and erosion.
- (7) Shoreline protective structures within shorelines and other water bodies used by or that have the potential to be used by salmonids shall provide for adequate upstream and downstream salmonid migration.
- (8) Shoreline protective structures shall not interfere with the public's right of navigation. Where shoreline protective structures located on the Sammamish River or Lake Sammamish are wholly or partially publicly funded, such structures shall provide public access if none exists, or enhance existing public access, commensurate with the scale of the project's impacts to public access.
- (9) Shoreline protective structures shall be designed to minimize aesthetic impacts to the shoreline, and to avoid encroachment into shoreline view corridors.
- (10) Protection of Vegetation. Removal of shoreline, riparian and aquatic vegetation shall be limited to the minimum extent necessary to construct the project. Significant trees and other shoreline or riparian vegetation shall be protected and replaced adjacent to the water body, pursuant to RCDG 20D.150.110, Tree Protection, Landscaping and Screening Within Shorelines. All upland and aquatic areas disturbed by construction shall be replanted and restored pursuant to RCDG 20D.100.10-270, Wetlands and Streams Performance Standards.

- (11) Proposals for bioengineered or other non-structural methods involving erosion-control plantings shall include a five-year monitoring plan to ensure the long-term survival of vegetation.
- (12) All proposals for shoreline protective structures shall mitigate adverse impacts to fisheries, aquatic and wildlife resources, shoreline vegetation, and impacts to other natural shoreline systems. Mitigation may include, but is not limited to, relocation of threatened structures, use of natural vegetation for bank stabilization, replacement of native vegetation, installation of in-water habitat features, replacement of gravel substrate, or restoration of shallow water habitat. At a minimum, mitigation shall meet the requirements of RCDG 20D.140.10-270, Wetlands and Streams Performance Standards.
- (13) All proposals for shoreline protective structures shall include provisions for adequate erosion control, emergency erosion control, and protection of water quality, fisheries and aquatic life during construction.
- (14) All material resulting from excavation or dredging during construction shall be disposed of in a manner that prevents the material entering into a water body through erosion or floodwaters.
- (15) Maintenance corridors and service roads accessory to a shoreline protective structure shall be the minimum size necessary to safely accomplish maintenance and repair; and shall be located, where possible, in areas already disturbed or away from significant trees, and where siltation and erosion impacts will be minimal.

20D.150.90 Clearing, Grading, Landfilling and Excavation Within Shorelines.

Clearing, grading, landfilling and excavation within the shoreline jurisdiction shall also meet all clearing and grading regulations specified in RCDG 20E.90.

20D.150.90-010 Prohibited Clearing and Grading.

The following clearing and grading activities are prohibited within the shoreline jurisdiction:

- (1) Clearing or grading within shoreline buffers, except as part of a buffer restoration or mitigation plan.
- (2) Clearing or grading within Lake Sammamish waterfront building setbacks, except for the purpose of habitat restoration and enhancement or natural beach enhancement or protection, or the installation of residential docks, shoreline protective structures, or public access, where allowed.

20D.150.90-020 Prohibited Landfilling.

The following landfilling activities are prohibited within the shoreline jurisdiction:

- (1) Landfilling that will cause a significant change in the shoreline, or cause a significant reduction of the normal surface area of a body of water at ordinary high water; and
- (2) Landfilling within salmon and steelhead spawning areas, or where the drift of fill materials is likely to adversely affect spawning areas.

20D.150.90-030 Permitted Landfilling and Excavation.

Landfilling and excavation under the following circumstances may be permitted:

- (1) In the High Intensity/Multi-Use and Shoreline Residential shoreline environments.
- (2) In the Aquatic, Natural, Urban Conservancy, and Low Intensity shoreline environments, for the following uses only:
 - (a) Enhancement or restoration of fish or wildlife habitat;
 - (b) Shoreline protective structures;
 - (c) In conjunction with boat launches, residential docks and public access facilities;
 - (d) Natural beach enhancement or protection to remedy or prevent erosion of a natural beach or public swimming beach; provided that beach enhancement does not create additional dry land;
 - In conjunction with roadways and railroads where there is a demonstrated public need, pile or pier supports are proven infeasible; and no feasible alternative location exists;
 - (f) In conjunction with floodway- or floodplain-dependent structures such as dams or diversions for flood control or fisheries enhancement, or flood control structures such as levees and pumping stations, where allowed;
 - (g) Storm water conveyance or treatment facilities.

20D.150.90-040 Solid Waste Disposal.

Landfills for solid waste disposal are prohibited within the shoreline.

20D.150.90-050 Quarrying and Mining Prohibited.

Quarrying and mining, including mining by the use of dredging techniques, are not permitted within the shoreline. (Formerly 20D.150.10-080)

20D.150.90-060 Design and Construction Standards in Shorelines. Any clearing, grading, landfill or excavation within the shoreline jurisdiction shall meet the additional construction standards specified in this section. Shoreline buffers are defined in 20D.150.60, Shoreline Buffers and Setbacks. Waterfront building setbacks are defined in 20D.150.60-020, Lake Sammamish Setback.

The shoreline jurisdiction is defined in 20D.150.20, Shoreline Jurisdiction.

- (1) Landfills and excavations shall not cause significant direct or indirect damage to shoreline vegetation, water quality, stream flow, fish habitat, aquatic life or wildlife.
- (2) Landfills and excavations shall not significantly reduce the aesthetic and visual qualities of the shoreline, nor significantly reduce public access to the shoreline or significantly interfere with shoreline recreational uses.
- (3) The extent of the landfill shall be the minimum amount and extent necessary to accomplish the purpose for the fill under subsection 20D.150.90-030 of this section.
- (4) Landfilling shall not create unstable land conditions, cause subsidence, cause land to rise, or otherwise jeopardize public safety and property.
- (5) Fill material shall consist of clean materials, free of toxins or other wastes that may degrade water quality or shoreline habitat.
- (6) All proposals for landfills within the floodplain shall provide confirmation that an equal water storage capacity is maintained and that no significant direct or indirect damage to the watercourse, water quality, stream flow or aquatic life will occur, and compliance with the development standards for flood hazard areas as outlined in RCDG 20D.140.10-230.
- (7) Any clearing or grading within a shoreline buffer shall also meet the requirements for stream buffers and wetland buffers in the City's sensitive areas regulations, RCDG 20D.140.
- (8) All landfilling in the floodplain is also subject to the requirements of RCDG 20D.140.10-230, Flood Hazard Areas Development Standards.
- (9) Natural Beach Enhancement and Protection.
 - (a) Materials used in landfills for natural beach enhancement and protection shall be equivalent in form, size and function to beach material that naturally occurs at the site or other comparable natural beach site.
 - (b) Beach enhancement and protection shall incorporate planting of native emergent and upland vegetation, where such vegetation would naturally occur and where planting would promote beach stabilization.
 - (c) Natural beach enhancement and protection shall not:
 - (i) Detrimentally interrupt littoral drift, or redirect waves, current or sediment to other sites.
 - (ii) Extend waterward more than the minimum amount necessary to achieve a reasonable level of beach stabilization.

- (iii) Result in steep contours that trap drifting sediments, impede pedestrian access, or that result in unstable slopes.
- (10) Protection and Replacement of Vegetation.
 - (a) Within waterfront building setbacks, areas disturbed by clearing, grading or excavation for shoreline protective structures, docks and other improvements allowed within waterfront building setback (see RCDG 20C.30.25-080(5), Waterfront Building Setbacks) shall be re-vegetated with native plants.
 - (b) Vegetation Restoration. Vegetation disturbed by clearing, grading or excavation within shoreline buffers shall be restored to its native condition, equal alternative or an improved condition, pursuant to RCDG 20D.140.10-270, Wetlands and Streams Performance Standards.
 - (c) Any removal of trees within the shoreline jurisdiction shall also meet the requirements of RCDG 20D.150.110, Tree Protection, Landscaping and Screening Within Shorelines.

20D.150.100 Fences

20D.150.100-010 Prohibited Locations Fences are prohibited in waterfront building setbacks.

20D.150-110-020 General Regulations Fences in residential and other zones are regulated in RCDG 20D.50, Fences.

20D.150.110 Tree Protection, Landscaping and Screening Within Shorelines.

20D.150.110-010 Tree Protection

In addition to RCDG 20D.80, Landscaping and Tree Protection, all development within the shoreline jurisdiction shall comply with the additional tree protection, landscaping and screening requirements of this section. Where there is a conflict between regulations, the more restrictive regulation shall apply.

- (1) Tree Protection Requirements. To maintain the ecological functions that trees provide to the shoreline environment, including air quality, wildlife habitat, temperature and glare attenuation, and aquifer recharge, significant trees shall be retained as follows:
 - (a) Consistent with 20D.180.20-070, Tree Protection Standards, a minimum of 35% of the existing significant trees shall be preserved on the site.

- (b) Within the waterfront building setback, significant trees shall be retained, except where the tree is dead, diseased, dying or hazardous.
- (c) Within the shoreline buffer, trees shall be removed only where allowed under RCDG 20D.140.10-080, Buffer Areas, and 20D.140.10-100, Stream Buffers.
- (d) Within the shoreline jurisdiction, significant trees shall not be removed or topped for the purpose of creating views. Nondestructive thinning of lateral branches to enhance views is allowed.
- (2) Tree Replacement. Significant trees that are removed, or significant trees designated for protection that are irreparably damaged or destroyed shall be replaced. Replacement trees shall be planted as follows:
 - (a) Each existing significant tree shall be replaced with two new trees.
 - (b) For each additional three inches d.b.h. above six inches d.b.h., one additional replacement tree shall be planted, up to six trees.
 - (c) Where on-site tree replacement is not feasible, the Administrator may allow up to 60% of the required replacement trees to be planted off-site, pursuant to RCDG 20D.80.20.080, Tree Replacement. Replacement trees shall be planted within or adjacent to the shoreline jurisdiction. Trees planted in proposed landscaping of the site perimeter, vehicle use areas, shoreline buffers and other areas of the site may be counted as replacement trees.
 - (d) See RCDG 20D.80.20-080(5) for size, species and condition of replacement trees.
- (3) Trees planted within shoreline public open space areas and public trail corridors shall be maintained only under the supervision of Redmond Parks Department.

20D.150.110-020 Landscaping and Screening in Shorelines

- (1) Landscaping Within Shoreline Buffers and Waterfront Building Setbacks. Within shoreline buffers, landscaping shall meet the additional requirements of RCDG 20D.140.10-270, Wetlands and Streams Performance standards.
- (2) Landscape Area Requirements. In Business (CO, CB, NC & GC) zones, 25% of the site shall be landscaped. In the Business Park Zone, 22% of the site shall be landscaped if the site is less than one acre and 20% of the site shall be landscaped if the site is one acre or larger in size. In Industrial (MP & I) zones, 20% of the site shall be landscaped if the site is less than one acre and 18% of the site shall be landscaped if the site is one acre or larger in size. In multi-family residential zones, 50% of the site

shall be landscaped. Vegetated buffers may be used to meet the site area landscaping requirements.

- (3) Screening of Storage and Service Areas.
 - (a) All outdoor storage areas shall be screened on all sides, pursuant to 20D.120.10-040, Screening.
 - (b) All vehicle use areas located adjacent to, or visible from public parks or open space, the water body, or shoreline trails or public access features shall be screened from the water body, shoreline trails and public access features. Screening is intended to create a visual separation that is not necessarily 100% sight-obscuring. Plantings shall be evergreen or a mixture of deciduous trees with large shrubs and groundcover interspersed with trees and/or a decorative wall or fence. Plantings shall include a minimum of 60% evergreen trees and shrubs.
 - (c) Rooftop mechanical equipment shall be screened from the water body, shoreline trails and public access features. Rooftop screening shall be at least as high as the equipment being screened, shall be of a material and design compatible with the building, and shall surround the building. Screening shall comply with the additional standards of 20D.120.20-010, Rooftop Mechanical Equipment Screening.
 - (d) Garbage and trash receptacles shall be screened from the water body, shoreline trails and public access features. Screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle. Screening shall meet the standards of 20D.120.20-030, Garbage and Trash Receptacle Screening.
- (4) Use of Native Plants. Landscaping within the shoreline jurisdiction shall incorporate a minimum of 50% native plants. All plantings within the shoreline buffer shall consist of native plant material. Native plantings are encouraged to be placed closest to the waterbody.

20D.150.120 Lighting Within Shoreline Jurisdiction.

- (1) Lighting plans shall be submitted with development proposals to demonstrate how the proposal complies with the City's "dark skies" policies.
- (2) No uses shall be externally illuminated by artificial light except as deemed necessary. Lighting shall be designed and constructed to minimize glare and prevent glare and light from intruding on neighboring properties.

- (3) Lighting for active outdoor recreational uses shall not be illuminated by artificial light from 10:00 p.m. to 8:00 a.m. Lighting shall incorporate cut-off shields, and be mitigated through screening plantings of native conifers.
- (4) See RCDG 20D.90 for additional citywide lighting standards.

20D.150.130 Regulations for Shoreline Recreation

- (1) Public Access. All development within the shoreline jurisdiction shall provide shoreline public access as required in RCDG 20D.150.180.
- (2) Motorized Vehicles. The use of motorized vehicles for recreational purposes within shoreline buffers and waterfront building setbacks is prohibited. The use of motorized vehicles within the shoreline, except golf carts associated with a golf course, shall be limited to public streets.
- (3) Motorized Boats.
 - (a) Power-operated boats and jet skis are prohibited in Bear and Evans Creeks.
 - (b) Jet skis are prohibited on the Sammamish River.
 - (c) Power-operated boats on the Sammamish River shall not exceed the speed limit established in RMC Chapter 14.16, Operation of Vessels and Personal Watercraft.
 - (d) Power-operated boats and jet skis on Lake Sammamish operated within 100 yards of the shoreline, swimming area, dock or restricted area shall not exceed the speed limits established in RMC Chapter 14.16, Operation of Vessels and Personal Watercraft.
- (4) Boat launching facilities are not permitted on Bear and Evans Creeks.
- (5) Harassment of, or taking of any wildlife species within shoreline buffers or shoreline setbacks, other than fishing under WDFW license or treaty is prohibited.
- (6) Playfields, ballfields, golf courses and similar large-scale outdoor recreational uses located within the shoreline jurisdiction shall meet the additional standards below:
 - (a) No more than 20 percent (20%) of the site shall be covered with buildings, parking, and other impervious surfaces.
 - (b) Buildings and parking areas shall be sited in locations least likely to block or interrupt scenic vistas from public open spaces, public roadways and surrounding residential areas, and to minimize impacts on uses on adjacent properties.

- (c) Parking and storage areas shall be screened from the shoreline, per RCDG 20D.80.10, Landscaping and Screening, and RCDG 20D.120, Outdoor storage.
- (d) Freestanding signs shall have a maximum height of five feet.
- (e) No uses shall be externally illuminated by artificial light except for parking lot lighting, safety lighting near buildings, and outdoor recreational uses. Outdoor recreational uses shall not be illuminated by artificial light from 10:00 p.m. to 8:00 a.m. All lighting shall be designed and constructed to minimize glare and prevent glare and light from intruding on neighboring properties.
- (6) Large-scale outdoor recreational uses located within the Agriculture and Urban Recreation zoning districts shall meet the additional standards contained in RCDG 20C.20.25-010, Special Use Standards for Recreational Uses.
- (7) Amusement parks, water slides, miniature golf courses, motorized or nonmotorized race tracks, and uses similar to any of these uses shall be prohibited within the shoreline jurisdiction.
- (8) Trails and other public access facilities shall meet the additional standards contained in RCDG 20D.150.180, Shoreline Access.
- (9) Recreational structures located waterward of the ordinary high water mark are regulated by 20D.150.70, In-Water Structures.
- (10) See RCDG 20D.110 for additional citywide Open Space and Recreation standards.

20D.150.140 Parking Facilities Within Shorelines.

Parking facilities within the shoreline jurisdiction shall comply with the following additional requirements:

- (1) Parking facilities are prohibited in the Lake Sammamish waterfront building setbacks established in 20D.150.60-020, Lake Sammamish Setback.
- (2) Parking facilities are prohibited within shoreline buffers established in 20D.150.60-010, Shoreline Buffers.
- (3) Parking facilities within the shoreline jurisdiction shall be located upland of, or beside buildings. Parking, loading bays and other vehicle use areas shall be screened from the shoreline pursuant to RCDG 20D.150.110, Tree Protection, Landscaping and Screening Within Shorelines.

- (4) Parking Bonus for Shoreline Access Parking. Additional parking stalls above the maximum number allowed under Table 20D.130.10-020(2), Required Off-Street Parking, shall be granted to properties adjacent to shoreline trails and shoreline trail connections for the dedication of parking for shoreline trail users.
 - (a) One additional parking stall above the maximum shall be allowed for each parking stall dedicated to public use. One-half (.5) stall above the maximum shall be allowed for each cooperative parking stall shared between private and public users. Dedicated or cooperative stalls shall be designated as public with signs.
 - (b) All parking stalls dedicated to or shared with the public shall be exempt from the maximum parking spaces under Table 20D.130.10-020(2), Required Off-Street Parking.
- (5) See RCDG 20D.130 for additional citywide parking regulations.

20D.150.150 Signs

20D.150.150-010 Signs Regulations in Shoreline Jurisdiction

- (1) Signs within the shoreline jurisdictions, except directional, address and interpretive signs, shall be orientated away from, or screened from public shoreline areas and the water body and shall minimize glare into fish and wildlife habitats, buffers, shoreline views, and public access areas.
- (2) The maximum permitted height of a freestanding sign within the shoreline jurisdiction is five feet.
- (3) See RCDG 20D.160 for additional citywide sign regulations.

20D.150.150-020 Amortization of Off-Premise Signs Within the Shoreline.

- (1) Any off-premise sign, excluding sandwich board signs, located within the shoreline jurisdiction that was legally established and in use prior to the effective date of this section may continue to be used for five years from the effective date, provided that the off-premise sign is in compliance with all regulations, including sensitive areas and shorelines regulations, in effect when the sign was legally established.
- (2) After the five-year amortization period in subsection (1) has ended, any off-premise sign, excluding sandwich board signs, located within the shoreline jurisdiction that was legally established prior to the effective date of this section shall be a prohibited use and structure and it shall be removed.

(3) Amortization of sandwich board signs within the shoreline jurisdiction shall be as provided in section 20D160.10-110, Amortization of Sandwich Board Signs.

20D.150.160 Utilities Within Shorelines

20D.150.160-010 Permitted locations

Utilities may be allowed within the shoreline jurisdiction pursuant to RCDG 20D.150.40-030. Uses and Activities in Shoreline Environments.

20D.150.160-010 Construction Standards

Where allowed, utilities shall meet the following construction standards:

- (1) Primary utilities not dependent on a shoreline location shall be located outside of the shoreline jurisdiction, unless it is demonstrated that no feasible alternative location exists.
- (2) Utility transmission lines, pipelines and cables shall be placed underground, pursuant to RCDG 20D.220.10, Underground Wiring.
- (3) Utilities shall be located in existing rights-of-way, utility corridors and sites, and bridge crossings wherever feasible. However, no additional utilities shall be located in the utility corridor along the west side of the edge of Lake Sammamish containing the city's sewer line.
- (4) Water crossings.
 - (a) New corridors involving above-water crossings or underwater tunneling are prohibited, unless it is demonstrated that no feasible alternative exists.
 - (b) Underwater pipelines transporting hazardous substances or other substances harmful to aquatic life or water quality are prohibited, unless it is demonstrated that no feasible alternative exists. Such pipelines shall meet the requirements for transmission lines within floodways contained in RCDG 20D.140.10-230(3)(j).
 - (c) Where it is necessary for transmission and distribution lines to cross water bodies, crossings shall be by the shortest, most direct route feasible, unless alternative locations would provide better protection of the shoreline natural environment.
- (5) Landfilling in the Aquatic, Natural, and Urban Conservancy shoreline environments for non-water-dependent utilities is prohibited.
- (6) Where allowed, utilities located within the Aquatic, Natural, and Urban Conservancy shoreline environments shall be designed and located to minimize the need for shoreline protective structures.

- (7) Utility corridors maintained by a public or quasi-public utility shall incorporate shoreline public access, such as trails, viewpoints and vehicle turnouts, where compatible with adjacent land uses and the shoreline natural environment. Private utility corridors shall be integrated, where possible, with trails or other open space connections to the shoreline.
- (8) Utilities shall not encroach into shoreline view corridors unless no feasible alternative exists. Where the aesthetic quality of the shoreline may be degraded, utilities shall incorporate screening and landscaping sufficient to maintain the shoreline aesthetic quality.
- (9) Outfalls. Outfalls and discharge pipes located upstream of salmon and steelhead spawning areas and freshwater clam and mussel beds shall be designed and constructed to minimize downstream disturbance. Outfalls shall not be located within salmon and steelhead spawning areas or freshwater clam and mussel beds unless the following criteria are met:
 - (a) No feasible alternative location exists;
 - (b) The outfall is placed below the surface of the beach or streambed;
 - (c) The outfall discharges waterward of the littoral zone or further, where necessary to prevent discharge directly into shallow areas used by salmon and steelhead;
 - (d) Any disturbed upland or aquatic areas are revegetated and enhanced with native plants, habitat features and restored substrate.
- (10) Clearing of vegetation within utility corridors shall be the minimum necessary for infrastructure maintenance and public safety, and is subject to the requirements of RCDG 20D.150.170, Vegetation Management.
- (11) Stormwater conveyance and detention facilities shall be designed to incorporate native trees, shrubs and groundcover plants and, where applicable, native aquatic vegetation. Use of non-native turf grasses shall be limited to a maximum of 25% of the conveyance or detention area. Detention facilities shall be designed with a maximum side slope of 3:1.
- (12) Utilities located in the floodplain are subject to the additional requirements of RCDG 20D.140.10-230, Flood Hazard Areas Development Standards.
- (13) Utilities are subject to the stream, wetland, and critical wildlife habitat buffer requirements contained in RCDG 20D.140.
- (14) See RCDG 20D.220 for additional citywide utility standards.

20D.150.170 Vegetation Management

20D.150.170-010 Purpose

The purpose of this chapter is to protect shorelines, sensitive areas, fish and wildlife habitat, and other natural areas from potentially adverse management activities, and to implement the goals and policies for the protection of the natural environment contained in RCDG Title 20B, Goals, Policies and Plans.

20D.150.170-020 Vegetation Management Within Shorelines

- (1) Preservation of Shoreline Vegetation. Trees and other vegetation within the shoreline shall be preserved consistent with 20D.150.110, Tree Protection, Landscaping and Screening Within Shorelines, 20D.150.60-010, Shoreline Buffers, and 20D.150.60-020, Lake Sammamish Setback.
- (2) Clearing and grading within the shoreline is regulated by RCDG 20D.150.90, Clearing, Grading, Landfill and Excavation Within Shorelines.
- (3) Aguatic Vegetation Removal Prohibited.
 - (a) Removal of aquatic vegetation within the Aquatic, Natural or Urban Conservancy Shoreline Environments is prohibited, except where
 - (i) authorized under an approved habitat enhancement plan, adopted basin plan, or authorized aquatic weed management program; and where
 - (ii) native plant communities and habitats are threatened or an existing water-dependent use is threatened by the presence of aquatic weeds.
 - (b) The removal of native aquatic plants is prohibited, except where
 - (i) an existing water-dependent use is threatened; or where
 - (ii) the overabundance of the native plant threatens fish and wildlife habitat.
 - (c) The use of herbicides to control aquatic vegetation is prohibited, except where:
 - (i) no reasonable alterative exists;
 - (ii) the use of herbicides has been approved through a comprehensive vegetation management and monitoring plan; and where
 - (iii) authorized by the City or other agency through the environmental review process pursuant to WAC 197-11, the State Environmental Policy Act.
 - (d) Where aquatic vegetation removal becomes necessary, it shall be the minimum area and duration necessary to accomplish the stated objectives of the removal program, and shall minimize negative impacts on wildlife, fish and shoreline habitat.
 - (e) Aquatic vegetation management programs shall include preventive measures and monitoring recommendations.

- (f) Aquatic vegetation removal activities within the shoreline jurisdiction shall comply with the requirements of the responsible agencies (i.e. Washington State Departments of Agriculture, Fish and Wildlife, or Ecology, or the Federal Environmental Protection Agency.)
- (4) Vegetation Removal Restricted.
 - (a) Normal pruning and trimming of landscape plants within the shoreline jurisdiction are exempt from the requirements of this subsection.
 - (b) Vegetation removal within shoreline buffers and waterfront building setbacks shall be allowed only for the purposes of maintaining established landscaping, maintaining public safety, maintaining an allowed shoreline use or improvement, or to enhance fish or wildlife habitat; provided that:
 - (i) removal shall not be by mechanical means unless no feasible alternative exists:
 - (ii) the extent of removal is the minimum necessary to achieve the above purposes;
 - (iii) native plants are not removed for the purpose of establishing non-native plants; and
 - (iv) the timing and duration of such removal is demonstrated to not have long-term adverse impacts on wildlife or fish.
- (5) Application of Herbicides, Pesticides and Fertilizers.
 - (a) The application of pesticides, herbicides or fertilizers within shoreline buffers or waterfront building setbacks is discouraged and shall be the minimum necessary for the long-term maintenance or restoration of fish or wildlife habitat, restoration or maintenance of native plants, or maintenance of existing landscaping.
 - (b) Herbicides and other agricultural and landscape chemicals shall be applied in a manner that minimizes their transmittal to adjacent water bodies. The direct runoff of chemical-laden waters into adjacent water bodies is prohibited. Aerial spraying of herbicides, pesticides and fertilizers within 500 feet of the o.h.w.m. of the adjacent water body is prohibited.
 - (c) Within 20 feet of the shoreline buffer or waterfront building setback, broad spectrum herbicides shall be used only for spot application with wicking or small spray equipment on noxious weeds.
 - (d) The use of time-release fertilizers and herbicides shall be preferred over liquid or concentrate application on turf within the shoreline jurisdiction.
 - (e) The use of pesticides, herbicides or fertilizers within the shoreline jurisdiction shall comply with regulations of responsible agencies (i.e. Washington State Departments of Agriculture, Fish and

- Wildlife, or Ecology, or the Federal Environmental Protection Agency.)
- (f) Sports fields, parks, golf courses and other outdoor recreational uses that require maintenance of extensive areas of turf shall provide a chemical management plan or integrated turf management program designed to ensure that existing water quality of adjacent water bodies and aquifers is maintained. The chemical management plan or integrated turf management program shall incorporate facilities and management methods sufficient to maintain water quality, including storm water treatment facilities adequate to remove a minimum of 50% of excess phosphorous and nitrogen, and up to 25% additional shoreline and shoreline tributary buffers where necessary to protect water quality.
- (6) Landscape Maintenance Required.
 - (a) All landscaped areas within the shoreline jurisdiction, shoreline buffers and shoreline setbacks shall be managed and maintained to prevent the excessive growth of noxious weeds.
 - (b) Areas disturbed by removal of noxious or invasive plants shall be replanted in a timely manner with native vegetation.
- (7) Where large quantities of plants are removed by vegetation control activities, plant debris shall be collected and disposed of in an appropriate upland location outside of shoreline buffers and waterfront building setbacks.

20D.150.180 Shoreline Access

- (1) Shoreline Access Requirement.
 - (a) Public Access. All development within the shoreline jurisdiction shall provide physical public access to the shoreline as shown on the Shoreline Public Access System map (Map S1 of the Shoreline Master Program in the Redmond Comprehensive Plan) except where:
 - (i) Fewer than ten (10) new dwelling units will be constructed or renovated:
 - (ii) The proposed subdivision involves fewer than ten (10) lots;
 - (iii) Industrially developed sites;
 - (iv) The development consists of interior improvements only;
 - (v) The value of a proposed re-development of non-residential structures and improvements is less than 25% of the assessed value of existing site improvements.

- (b) Private access. Residential developments of ten (10) or fewer dwelling units or lots shall provide physical access for residents from the development to the shoreline.
- (c) Where physical public access is required, development located within the shoreline shall provide, at a minimum, all of the following access facilities at that shoreline location, as specified below:
 - (i) Bear/Evans Creeks:
 - A trail corridor width meeting AASHTO standards for non-motorized multi-use trail facilities parallel to the creek located a minimum of 100 feet from the ordinary high water mark and dedicated for the Bear and Evans Creek Trail and Greenway:
 - The trail may be located within 100 feet from the creek's ordinary high water mark only when it has been demonstrated that it is absolutely necessary, no reasonable alternative exists, existing facilities do not increase the degree of nonconformity, and appropriate mitigation is implemented to ensure no net loss of the ecological functions of the shoreline;
 - Where point access is identified on the Shorelines
 Public Access System map, a designated 8' wide public
 multi-use trail from the public street to the outside edge
 of the stream buffer; and
 - A designated private or public pedestrian pathway from common building entrance(s) to the outside edge of the stream buffer.

(ii) Sammamish River:

- During river restoration and/or trail improvement projects, the Sammamish River Trail may be widened to be brought into compliance with AASHTO standards for trail safety, provided the widening is no closer to the Sammamish River than the existing trail pavement edge and mitigation per 20D.40 is required;
- Where point access is identified on the Shorelines
 Public Access System map, a designated 8' wide public
 multi-use trail from the public street to the Sammamish
 River Trail; and
- A designated private or public pedestrian pathway from common building entrance(s) to the Sammamish River Trail.

(iii) Lake Sammamish:

Where point access is identified on the Shorelines
 Public Access System map, a designated 8' wide public
 multi-use trail from the public street to the outside edge
 of the waterfront building setback; EXCEPT where
 equivalent public access can be provided on public

- lands adjacent to Lake Sammamish within one-quarter mile of the development; and
- A designated private or public pedestrian pathway from common building entrance(s) to the outside edge of the waterfront building setback.
- (d) Where private access is required, the development shall provide, at a minimum, the following:
 - (i) On Bear/Evans Creeks: A designated pedestrian pathway from common building entrance(s) or common area(s) to the outside edge of the stream buffer.
 - (ii) On Sammamish River: A designated pedestrian pathway from common building entrance(s) or common area(s) to the Sammamish River Trail.
 - (iii) On Lake Sammamish: A designated pedestrian pathway from common building entrance(s) or common area(s) to the outside edge of the waterfront building setback.
- (2) Water Access Facilities. A shoreline development may provide water access facilities, such as viewing platforms, piers, boat launches or trails to the water's edge, at points along the shoreline designated in the Shorelines Public Access System map or designated by the Technical Committee.
 - (a) The Technical Committee may accept water access facilities in lieu of the required public access in subsection (1)(c) where consistent with Redmond's shoreline access policies.
 - (b) Public water access facilities may be located within shoreline buffers to the extent allowed in RCDG 20D.140.10-100, Stream Buffers, and within Lake Sammamish waterfront setbacks, provided that such facilities shall be allowed only where impacts to shoreline vegetation and habitat will be minimal
- (3) Rights-of-way within the shoreline jurisdiction shall not be vacated unless it can be demonstrated that such rights-of-way do not provide, nor have the potential to provide, shoreline public access.
- (4) Shoreline Public Access Facilities. Design requirements for shoreline public access facilities are contained in the Appendices to the development guide.
- (5) See RCDG 20D.210 for additional citywide Transportation and Access Standards.
- (6) See RCDG 20D.80 for additional citywide Landscaping Standards.

20D.150.190 Protection of Resources Within Shoreline Jurisdiction.

20D.90.30-010 Protection of Shoreline View Corridors.

- (1) Shoreline View Corridors Defined. Shoreline view corridors are views of shorelines in the following locations:
 - (a) View Corridors Map: Locations identified on the Public Access Map in the Shoreline Master Program.
 - (b) Other View Corridors. Other shoreline view corridors include the following:
 - (i) Views to the shoreline from any property located within 200 feet of a shoreline water body with a zoning designation of Agriculture, Urban Recreation, or City Center.
 - (ii) Views to the shoreline from any property within or abutting the shoreline jurisdiction with a residential zoning designation.
 - (iii) Views to the shoreline from any property with Class III or IV slopes with a residential zoning designation.
 - (iv) Views to the shoreline from any overpass of a freeway, principal arterial or minor arterial as classified in RCDG 20D.210.20-030.
 - (2) Where development is located within a shoreline view corridor as defined above, a minimum view corridor must be maintained between the development and the shoreline. The minimum area of view corridor to be maintained shall be 30% of the average lot width.
 - (3) View corridor requirements do not apply to parking, landscaping and local utilities.
 - (4) Development located within shoreline view corridors shall include an analysis of the potential visual impacts to shoreline views. Where providing a 30% view corridor would result in practical difficulties or unnecessary hardships, the Administrative Design Flexibility process of Section 20D.40.10-020(2)(f) may be used to mitigate for shoreline view corridors. This could include screening or modulation of building height or bulk.

20D.150.190-020 Shoreline Cultural Access. -Reserved.